



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 19, 2009  
**AGENDA DATE:** August 26, 2009  
**PROJECT ADDRESS:** 1304 Crestline Drive (MST2008-00385)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RIB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 10,605 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves a 413 square foot addition to the first floor, a 254 square foot addition to the second floor, two roof decks, a patio and swimming pool. The discretionary application required for this project is a Modification to permit window additions/changes and a relocated chimney within the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: July 13, 2009

Date Action Required: October 13, 2009

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Sherry & Associates	Property Owner:	Joseph Weber
Parcel Number:	049-251-001	Lot Area:	10,605 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	17% Slope

#### Adjacent Land Uses:

North – One-Family Residence  
 South – Crestline Drive

East - One-Family Residence  
 West – One-Family Residence

**B. PROJECT STATISTICS**

	Existing	Proposed
Living Area	2,375 sf	652 sf addition = 3,027 sf
Garage	415 sf	415 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,238 sf 22%      Hardscape: 1,928 sf 18%      Landscape: 6,439 sf 60%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.36      Proposed FAR: 0.32      = 90% of Max. Allowed FAR

**IV. DISCUSSION**

In accordance with the Single Family Design Board (SFDB) criteria, this project is subject to review. On August 17, 2009, the project was reviewed by the SFDB and received the comment that the alterations in the setback requiring a modification are acceptable.

According to City records, it appears that the homes in this neighborhood were constructed in the late 50's and early 60's. Property permits show the zoning at that time to be E-3. Currently the property is zoned E-1, which requires 30' front and 10' interior setbacks. The West side of the residence is non-conforming with an 8' interior setback. The proposed project involves a major remodel and architectural upgrade to the existing structures on site. Although all new floor area is proposed outside the required setbacks, window changes and a new chimney are proposed for the first floor level of the westerly wall which requires a Modification for alterations to a non-conforming building. Benefits of the proposed alterations include increased natural lighting to the living space and improvements to the architecture. Because the new windows will be fixed, there are no anticipated impacts to the adjacent neighbor.

**V. FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Modification will allow improvements and alterations to the existing residence without intensification of use or adding additional floor area within the required setback.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter dated July 13, 2009
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner -(rmilazzo@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101 - Phone: (805) 564-5470

**DATE:** July 13, 2009

**TO:** City of Santa Barbara  
Roxanne Milazzo  
Modification Hearing Officer

**FROM:** Dawn Sherry  
Sherry & Associates, Architects  
Telephone: (805) 963-0986  
Fax: (805) 963-0178

**Re:** **1304 Crestline**  
**Request for Modification**

Dear Mrs. Milazzo,

Attached is a Preliminary Site Plan, Floor Plans and Exterior Elevations for a Proposed one and two story addition for an existing two-story residence located at 1304 Crestline in Santa Barbara, CA. The proposal consists of The following:

1. New minor additions to the existing lower level of the residence
2. New additions to existing upper level of the residence
3. New trellis attached to rear of existing residence
4. New upper level roof deck  
New pool in rear yard (under separate permit)

Currently the existing residence sits within the interior yard setback on the west elevation. The distance to the west property line from the existing residence is 8'-0".

We are requesting a Modification for the following:

1. **Relief from the required minimum 10'-0" setback to make the following alterations to the existing non-conforming portion of the existing structure:**
  - a. **Replacement of one window within existing 6'-0" X 5'-0" window with (3) New 2'-6" X 7'-5" fixed windows to match existing front adjacent window.**
  - b. **Addition of (2) new 2'-6" X 7'-5" fixed windows on west elevation of existing Living room**
  - c. **Addition of a 12" chimney extention into required west elevation**

We feel that the request for relief is appropriate because the existing west elevation of the residence suffers from lack of sufficient natural lighting. In addition, the addition of an exposed chimney stack along this elevation will greatly improve the design of this elevation. No new square footage is being proposed within the setback, as we are only proposing the window alterations within the existing wall. The chimney stack is an architectural element only.

Thank you for your consideration of this modification, If you have any questions, please don't hesitate to call.

Sincerely,

Dawn Sherry

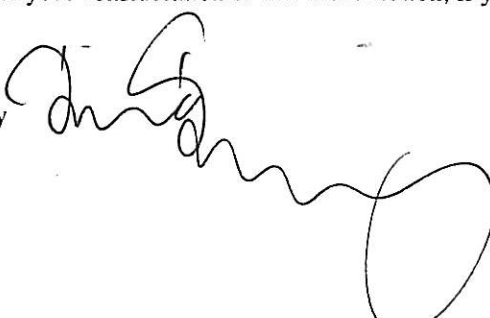


Exhibit A



SFDB DRAFT MINUTES OF 8/17/2009

Actual time: 3:12

Present: Dawn Sherry, Architect.

Public comment was opened at 3:29 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:**

- 1) Alterations in the setback requiring a modification are acceptable.
- 2) Study the railing at the master bedroom balcony to raise the stair balcony railing higher than the top of the adjacent glass railing.
- 3) Study windows and proportions for the northeast elevation.
- 4) Study raising the stone parapet at front of garage to improve aesthetics. A modification for this alteration in the front setback would be acceptable.
- 5) Provide vine pockets at rear trellis.
- 6) Move the rear deck on northeast side 15 feet from property line or relocate the deck to comply with design guidelines.
- 7) Study the parapet height to conceal solar panels. Provide parapet details.
- 8) Study operation of windows for functionality.

Action: Zink/Deisler, 5/0/1. Motion carried. (Mosel and Woolery absent.)

